

## Hill Farm Close, Rotherham, S63

**£117,500**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

We are delighted to offer for sale this spacious semi-detached home. The property is situated in a quiet, popular residential location within easy reach of local amenities and occupies a substantial plot, within the cul-de-sac. Offered for sale and in excellent condition throughout, and

## Key features:

- spacious semi detached home
- Quiet residential location
- 3 bedrooms
- First floor bathroom with a modern white suite
- Fitted dining kitchen with appliances
- Spacious lounge
- Gas central heating and double glazing
- Detached garage
- Driveway for 3 cars
- Large front and rear gardens

## Extra info:

- **Property Age:** 39 years
- **Council Tax:** Band a (£1171.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



We are delighted to offer for sale this spacious semi-detached home. The property is situated in a quiet, popular residential location within easy reach of local amenities and occupies a substantial plot, within the cul-de-sac.

Offered for sale and in excellent condition throughout, and with a chain free move, the property would make an ideal first-time purchase.

The ground floor accommodation briefly comprises; an entrance porch, a spacious lounge with wooden flooring, and a large fitted dining kitchen with appliances.

The first-floor accommodation provides 3 bedrooms, bedroom 2 having a range of fitted wardrobes, and the tiled house bathroom with a modern white suite.

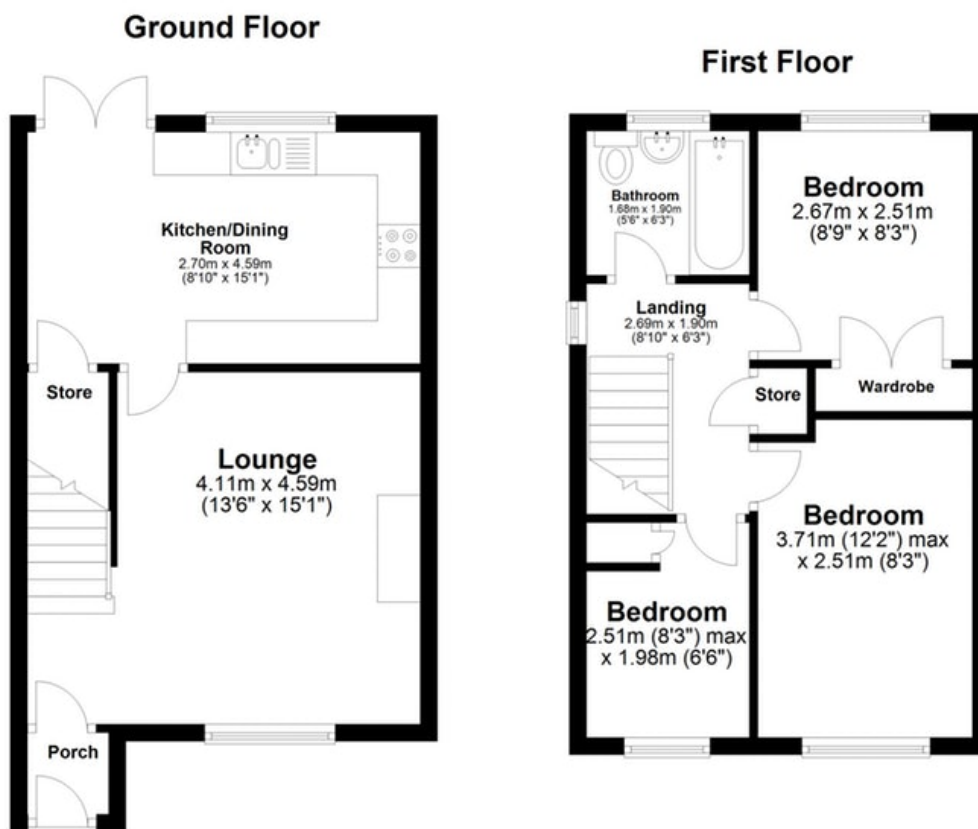
The interior also benefits gas central heating and double glazing.

To the front of the property a very large lawn setting the property back from the road. To the side a driveway provides off street parking for 3 cars, and access to the detached brick-built garage.

The rear garden commences with a patio seating area, leading to a generous lawn.

A further garden area exists directly behind the property boundary, which is currently rented from the local authority for £79.00 per year. We understand the additional land can be assigned to the new owners, giving the property an exceptionally large lawned rear garden.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**7, Hill Farm Close, Thurnscoe, ROTHERHAM, S63 0QD**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0368-5979-7229-0127-2974
<b>Date of assessment:</b> 06 November 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 November 2013	<b>Total floor area:</b> 64 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,827</b>
<b>Over 3 years you could save</b>	<b>£ 252</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 126 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;">                     You could save £ 252 over 3 years                 </div>
Heating	£ 1,326 over 3 years	£ 1,275 over 3 years	
Hot Water	£ 246 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,827</b>	<b>£ 1,575</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #90c190; color: white;">(81-91) <b>B</b></td> <td style="background-color: #c1e1c1; color: white;">(69-80) <b>C</b></td> <td style="background-color: #f2e190; color: white;">(55-68) <b>D</b></td> <td style="background-color: #f2d190; color: white;">(39-54) <b>E</b></td> <td style="background-color: #f29090; color: white;">(21-38) <b>F</b></td> <td style="background-color: #f25050; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="3"></td> <td style="color: green; font-size: 2em; font-weight: bold;">69</td> <td colspan="3"></td> </tr> </table> <p style="text-align: center; font-weight: bold; font-size: 1.5em;">86</p> <p style="text-align: center; font-size: 0.8em;">Current      Potential</p> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>				69				<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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			69												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 72
2 Low energy lighting for all fixed outlets	£40	£ 108
3 Solar water heating	£4,000 - £6,000	£ 72

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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